



**'TYROS' DULWICH ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5NA  
£395,000 (Asking Price)**

**DESCRIPTION:**

SEAFRONT SIDE OF HOLLAND ON SEA WITH SOUTH FACING GARDEN

A Beautifully presented extended detached chalet style home situated on the popular seafront side of Holland on Sea on the eastern outskirts of Clacton's town centre. The property has been maintained in excellent order throughout by the current owners and is conveniently located within walking distance of local shops and Holland on Sea seafront. As the vendors chosen sole agent and early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade East for approximately quarter of a mile leading into Kings Parade. Proceed along Kings Parade, turning left at the Kingscliff hotel into Kings Avenue. Proceed a short distance along Kings Avenue taking the second turning left into the initial part of Dulwich Road. Proceed a short distance and the property can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* THREE BEDROOMS \* EN SUITE SHOWER TO BEDROOM THREE \*

\* GROUND FLOOR BATHROOM \* GAS HEATING VIA RADIATORS \*

\* DOUBLE GLAZED WINDOWS \* 13'10 FITTED KITCHEN WITH COOKER RANGE \*

\* 25'8 LOUNGE/DINER \* APPROX 85' SOUTH FACING REAR GARDEN \*

\* DRIVEWAY & GARAGE \* WALKING DISTANCE OF SHOPS & SEAFRONT \*

\* SOLE AGENTS \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM THREE:** 15'4 (4.67m) x 14'0 (4.27m)

(max) Radiator, walk in wardrobes, eaves storage cupboard, dormer windows to front and rear. Internal door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Shower cubicle, hand wash basin, low level WC.

**FIRST FLOOR LANDING:**

Small landing with stair flight to ground floor.

**ENTRANCE HALL:**

Composite double glazed entrance door to entrance hall. Varnished floor boards, doors to:

**BEDROOM ONE:** 12'7 (3.84m) x 12'4 (3.76m)

Radiator, window to front.

**BEDROOM TWO:** 14'7 (4.45m) x 14'0 (4.27m)

(currently used as a second lounge) Ornamental chimney breast with beamed mantle, varnished floorboards, radiator. Stained glass window to side, bay window to front.

**BATHROOM:**

White suite comprising panelled bath, hand wash basin, low level WC, fully tiled walls, down lighters. Window to rear.

**KITCHEN:** 13'10 (4.22m) x 10'10 (3.30m)

Well appointed with a range of cream coloured laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit and mixer taps. Cupboards under, eye level cupboards, integrated wine rack, cooker range to remain. Cupboard housing combi gas boiler, down lighters. Ornamental chimney recess, radiator, windows to side and rear, double glazed door to outside.

**LOUNGE DINER:** 25'8 (7.82m) x 11'0 (3.35m)

Two radiators, stair flight to first floor. Windows to side and rear, glazed double doors to outside.

**OUTSIDE:**

Lawned front garden with chain link fencing. Driveway to the right hand side of the property with narrow access leading to detached garage. Power and light connected. Further access to approximately 85' south facing lawned rear garden covered decked patio area with flower and shrub borders, mature trees. Two further storage sheds to remain. The rear garden is enclosed by panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC: E.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Yes

Prospective purchasers should be directed to web site [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: None











GROUND FLOOR

1ST FLOOR



DULWICH ROAD, HOLLAND-ON--SEA, ESSEX, CO15 5NA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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